

## Staff Report

**Subject:** Rezoning (Fourth District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** December 06, 2022  
**Item Description:** **Sheldon Tebeau** as Agent for **Randal Tebeau & the Estate of Patricia Tebeau** requests to **rezone** 1.46 of 82.84 acres from **AR-1** to **AR-2** to allow for a recombination of parcels. Located at 1271 & 1273 Highway 21. **Map# 389 Parcels# 34 & 35**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.46 of 82.84 acres from **AR-1** to **AR-2** to allow for a recombination of parcels, with conditions.

### Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant is adding .45 acres to an existing non-conforming 1.01-acre parcel. The new parcel will be 1.46 acres, and therefore must be rezoned to AR-2
- At the November 21, 2022 Planning Board meeting, Brad Smith made a motion to **approve** the request to **rezone** 1.46 of 82.84 acres from **AR-1** to **AR-2** to allow for a recombination of parcels, with the following conditions:
  1. The lots shall meet the requirements of the AR-2 zoning district.
  2. Recombination subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Peter Higgins and carried unanimously

### Alternatives

1. **Approve** the request to **rezone** 1.46 of 82.84 acres from **AR-1** to **AR-2**, with the following conditions:
  1. The lots shall meet the requirements of the AR-2 zoning district.
  2. Recombination subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 1.46 of 82.84 acres from **AR-1** to **AR-2**.

### Recommended Alternative: 1

**Department Review:** Development Services

**Attachments:**

1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat

### Other Alternatives: 2

**FUNDING:** N/A

4. Deed
5. Aerial photograph